



Active
Listing # 403326

85 Ridgeway Rd
Brooktondale, NY 14817-9520

List Price: \$184,500



Original Price: \$199,000
Style: 1.5 Story/Cape Cod
Beds: 3
Baths (F/H): 1 (1 0)
Approx Sq. Ft.: 1,176
Price/Sq Ft: 156.89
Lot Sq Ft (approx): 20.9700
Year Built: 1865
Driveway: Gravel
Garage Spaces: 0

Property Subtype: SngFam
County: Tompkins
Neighborhood: Unknown
District: Candor
Property Loc.: Caroline
Subdivision:
Lake Privileges:
Lake Name:

[Additional Photos](#)
[Client Detail and Documents](#)

Zoning: **Assessment:** 125000 **Deed Ref.:** 2019/3728 **Survey:** Available
Current Total Taxes: 4205.00 **Lot Acres:** 20.9700 **Lot Size:** 400' x 2181' irreg **AMPS:** 200
Avg Mo Utilities: **Deed Restrictions:** No

Living Room: **Master Bedroom:** 13.50x13.80 Level: Upper **Main Lev Aprx SqFt:** 848
Dining Room: 13.25x13.33 Level: Main **Bedroom 2:** 14.50x11.25 Level: Upper **Upper Lev Aprx Sqft:** 328
Kitchen: 15.33x11.10 Level: Main **Bedroom 3:** 15x12 Level: Main **#Main Lev Full Baths:** 1
Family Room: **Bedroom 4:** **#Main Lev Half Baths:** 0
Basement: Crawl Space

Insulation/Type: Partial
Floor Coverings: Bamboo, Hardwood, Vinyl
Fireplace/Stove: None
of Fireplaces/Stoves: 0
Appliances Convey: Range Hood, Refrigerator, Stove-Gas
Energy Features: Double Pane, Single Pane
Heating/Cooling: Forced Air, Propane Tank Leased
Interior Features: Built-Ins, Walk-In Closet(s)

Style: 1.5 Story/Cape Cod
Construction: Existing
Construction Type: Frame
Siding: Wood
Roof: Asphalt
Foundation: Block, Stone
Garage/Parking: None
Driveway: Gravel
Fencing: Back Yard, Wood
RV Hookup:
Sewer/Septic: Private Septic
Water Source: Well

Exterior Features: Distant View, Fencing, Storage Shed, Stream

Disclosures: Agriculture District, CO Detector, Electric/Surcharge, Lead, Mineral Rights, Property Condition, Smoke Detector, Uncapped Gas Well

Financing Remarks:

Directions : From Ithaca: 79E toward Brooktondale, Right on Brooktondale Road, Right on Middaugh Road, Left onto Coddington Road, Left on Ridgeway Road, #85 on Right. From the south: 96B N, Right on Willseville Rd, slight right on Coddington, right on Ridgeway Rd, #85 on Right

Description: Less than 10 minutes to either Cornell or Ithaca College sits this historic homestead which was the birthplace to local physician, Dr. Mary Tinker who lived to be 106! 20 level acres adjoin the Finger Lakes Trail that runs from Ridgeway Road to Ithaca Road/ 96B in Willseyville. This 3 bedroom, 1 bath home is already improved with new bamboo flooring, but still needs TLC. Take advantage of this opportunity to own a special piece of property in the Finger Lakes! Kids attend Candor Schools.

Presented By:



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